

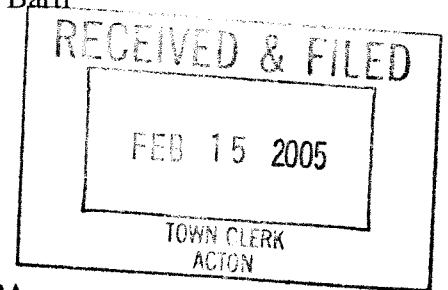
Minutes for CPC Meeting of 2/3/05, 7:30 pm - 10 pm, Library Meeting Room

Attending:

Peter Berry, Walter Foster, Bob Coan, Susan Mitchell-Hardt, Catherine Coleman, Nancy Tavernier, Ken Sghia-Hughes, Andy Magee, Matt Lundberg, Stacy Rogers, Roland Bartl

Audience:

Larry Sorli, Betty McManus, Anne Forbes, Jane Shurtleff



1a. Approval of Minutes from 1/27/05

The minutes of 1/27/05 were approved as amended.

1b. Discussion Re: MAPC proposed Legislative Amendments to CPA

The Committee was encouraged to write letters to Pam Resor, Jamie Eldridge, and Cory Atkins thanking them for opposing the proposed raids on CPA funds and encouraging them to continue.

The Committee was reminded that Dorrie Pizzella requested the committee to write individually to the Governor opposing his proposed raid on CPA funds and to cc: the letter to his Chief of Staff, Beth Myers, Resor, Eldridge, and Atkins, as well.

Action: Catherine will write a letter to that effect on behalf of the CPC to the Governor.

1.c. Discussion Re: Community Preservation Coalition Regional Meeting

The Regional CPA Coalition Meeting is on Saturday, Feb. 12, at the Wellesley Town Hall. (See CPA website, www.communitypreservation.org for more details).

This will be an opportunity to discuss the proposed raid.

Action: Notify Peter if you can attend.

Action: Bring copies of the letters the Committee wrote opposing the raid, and email copies to the Coalition.

2.a Habitat for Humanity Revised Proposal

Jane Shurtleff would like to have \$35,000 set aside for Habitat contingent on their getting a land donation. (Habitat will withdraw the Warrant Article requesting the town to donate the River Street parcel to them as the BoS voted not to support it).

Jane was asked if Habitat would consider building multi family units. She replied they would.

It was suggested that she should create the local build committee which will pursue fundraising, site selection, family selection, etc.

It was asked if it would be prudent to allocate the funds in advance of the land acquisition. Jane replied that the funds are needed as an inducement for someone to donate land. Jane predicted if the funds were approved in 4/05 that the project would begin in early '06 or perhaps fall '05.

It was asked if she would return next spring for additional funding. Jane replied no. Jane commented that the \$35,000 will be spent on infrastructure - foundation and hook ups to town water. The funds are available up for to 3 years from the date of the Warrant Article or the funds could be put in the Community Housing Program Fund.

2.b. Amendment to Jones Tavern Chimney Proposal - Larry Sorli

Larry presented his letter stating that Iron Work Farm will contribute \$5000 to offset the cost of the chimney repair and now that they are not subject to the public bid law, they revised the cost estimate down to \$30,000.

3. Draft Warrant Article - Proposed Funding

Please see the spread sheet from the Planning Dept. of 2/4/05 representing the preliminary funding decisions of the Committee as well as the figures representing the committee's Preliminary Consensus for more details.

Recreation Area, McCarthy Village

All but one committee member recommended fully funding this proposal at \$20,000. One committee member suggested reducing the funding request by a modest amount because the request was vague as to how the \$20,000 would be spent.

Community Housing Program

7 out of 10 members recommended fully funding this proposal at \$165,000.

A committee member advocated for \$150,000 as he would like to keep \$70,000 unencumbered in case something came up including if ACHC had a special project.

Habitat Home

Half the committee advocated for fully funding the project at \$35,000.

The other half advocated for \$0 except for one who advocated for \$20,000. The predominant rationale for those in favor of fully funding Habitat is that it is a great organization and that funding them now will spur a land donation which will result in the creation of an affordable home for short money.

Others believe the proposal is not far enough along; CPA should be enabling funds, not seed money; the reserve account could be used if they had a concrete proposal.

- It was asked if Habitat would consider building a multifamily unit - The Habitat representative had said she was agreeable.

- It was observed that it would be helpful to see a design concept; however, without the site, it's not possible due to possible septic limitations, etc.

- It was commented that the Committee could recommend to Habitat what they would like to see in the proposal and ask them to return next year.

- It was commented that the funds could be put in the Community Housing Program Fund earmarked for Habitat.

- It was observed that if Habitat is funded, the uncommitted funds will be reduced by half.

Action: The Committee will continue to discuss Habitat at the CPC Meeting of 2/10/05.

Jones Tavern Chimney Stabilization

All but one committee member advocated for full funding at \$30,000

Town Hall Slate Roof

All but three committee members recommended full funding at \$126,250. Three committee members came in at \$116,000 which represented a reduction in the inflation and contingency allocation from 20% to 12%.

Civil War Artifacts

All but two committee members recommended full funding at \$30,150. One committee member suggested that the \$5000 budgeted for track lighting could be deferred or reduced. Another committee member would have liked to see greater leveraging.

Faulkner Plaque

All but one committee member recommended full funding at \$1000. This committee member would have liked to have seen a cost reduction due to leveraging.

Pine Hawk Display

All but two committee members recommended full funding at \$24,000.

Antique Fire Apparatus

All but one committee member recommended full funding at \$20,000.
A committee member suggesting funding the project over two years.

BFRT Start Up

All but one committee member recommended full funding at \$75,000.

Leary Field

All committee members recommended full funding at \$250,000.

Administrative Fees

All committee members recommended full funding at \$53,717 to reimburse the town for administrative expenses. (The statute allows up to 5% of the available funds to be allocated for administrative fees).

Open Space Place Holder

All committee members recommended funding at \$300,000.

ACTION: Put spreadsheet of preliminary consensus numbers on Town of Acton CPA website.

Brief discussion about what percentages to assign:

The Committee briefly discussed what percentages to assign for open space, affordable housing, historic preservation, and recreation. There was debate as to whether McCarthy Village Rec. area is Recreation or Affordable Housing. Town Counsel indicated the project is Open Space in support of Affordable Housing.

It was agreed that at least 10% has been spent in each CPA area.

4.a Meeting Schedule

Feb. 7, BoS Meeting: The CPC has 15 minutes to review the preliminary funding allocations with the BoS. Walter will email the Committee with the time.

Feb. 8, FinCom Meeting, 7:30 pm: The CPC has 15 minutes to review the preliminary funding allocations with the FinCom.

Feb. 10, CPC Meeting, 7:30 pm, Library Meeting Room; Final decisions on proposals. Residents should attend this meeting to show support or if they have issues.

Feb. 24: No CPC Meeting

March 10: CPC Meeting, 7:30 pm, Library Meeting Room

4.b. Old Business:

Update on Skateboard Park:

Jane commented the public bid went out on the 19th. Amendments went out and will close in mid Feb. At the BoS meeting of 2/7 Jane will ask them to accept a donation of ramps and design of the park.

Update on Morrison Farm Master Plan Committee:

Their next meeting is Tuesday, Feb. 22, 7:30 pm. They are anticipating presentations from the East Acton Village Committee and the Cemetery Commission. The LSC will propose creating a working farm similar to Drumlin Farm.

The Morrison Farm Committee will perform outreach to commercial abutters through the EAV Committee. Rather than adding paved parking to the farm they are exploring creating an easement on the north end across from Brookside Shops. If the town were to purchase the Nylander house property, it could be used to ameliorate parking issues. Other parking possibilities might be at the Rose of Sharon and the dry cleaner business where there is unused parking.

Representatives from Recreation will present their vision as well as representatives from Bruce Freeman Rail Trail. Other ideas for Morrison Farm are community gardens and a dog park.

Update re: condo fee issue:

Nancy commented about the condo fee issue as it relates to buying them down for affordable housing. She spoke with affordable housing advocates in Boxboro who appear to have found a way around it. Nancy will pursue more information.

State trust fund distribution:

It was asked why there is a discrepancy between the money collected this year in the FY 05 state trust fund distribution and the money collected from the surcharge in FY 04. Roland explained that the State bases its trust fund distribution on the amount that the Acton Assessors billed in the prior fiscal year (i.e. FY 05 distribution based on amount billed in FY 04) not on the amount collected in that fiscal year. The amounts collected can vary up or down from the amounts billed for example due to non-payments or collections of prior year amounts owed.

Comment on Admin. Fees:

The Committee received a memo from Dean Charter in Sept. re: the cost for in kind services related to the Monument Restoration project. Should the in kind services, (437 man hours) be

considered part of the administrative fees? It was commented that when the town executes projects, in kind services should be factored into the cost - not considered part of the Admin. Fee.

It was agreed to discuss at a later date whether unexpended funds will come back from the monument project (\$3,500 or less).

Respectfully submitted:

Susan Mitchell-Hardt